

Adirondack Lodges Homeowners Association, Inc.

P.O. Box 335 Adirondack NY 12808

On the East Shore of Schroon Lake

ALHA ANNUAL MEETING
Saturday, January 15, 2022
Via Zoom

The meeting was called to order by President Brad Koehler with the Pledge of Allegiance at 9:02 A.M.

Board Members present via Zoom: David Angliss, Bob Brown, Gil Frank, Brad Koehler, Rich Lockwood, Alice Lovely, Kent Molino, Elizabeth Muller, Mike Sposili

Owners signed on via Zoom: Marie and Roger Bombardier, Jeanne and Jim Clement, Regina and Charlie Dietz, Marilyn and Bill Eiland, Nancy and Russ Esterline, Connie Fenton, Dianna and Bill Firth, Kathy and David Fuller, Mary and Mike Geraci, Kate Whimple and Kevin Granger, Deb and Gary Karl, Kathy and Jack Kavanaugh, Lisa Irwin and Brian Keane, Sarah and Joel Kremer, Cindy and Fred Marra, Judy and Jeff Miller, Carol Molino, Kim Molino, Ann and Brian Nobis, Patty and Don Noerr, Kara and Bo Pritchard, Susan and Mike Purdy, Debbie Rockey, Irma and Arthur Roitstein, Elizabeth and Michael Snyder, Susan and Paul Spofford, Michelle and Brian Tario, Lori and Joe Tobia, Karen and Joe Troy, Bridget Rourke and Karl Urich, Donna and Ted Ware, Doris and Bill Wildermuth, Nancy and Howie Woda.

REPORT OF OFFICERS: None

COMMITTEE REPORTS: Committee Reports were submitted and approved unanimously as listed below. All reports were emailed on 1/12 and 1/13/22.

Finance: Please refer to reports previously emailed. Treasurer David Angliss clarified that while it may look as if the association had a profit in 2021, that is not actually the case. This amount was actually transferred to other accounts, for example, \$30,000 was transferred to the reserve account for staining. Legal expenses have risen and are projected at \$8,800 for 2022, partially due to plans to engage an attorney to represent the board, further discussed at the quarterly meeting.

Insurance: Please refer to the report emailed 1/12/22 which shows a breakdown of the general insurance policies for the community. Note that the Workers Compensation item is not for employees but for homeowner volunteers, and is needed should any volunteer be injured on the job while volunteering. Chair Mike Purdy discussed the marked increase in insurance costs from \$11,000 in 2020 to over \$40,000 for 2022. There were several questions from owners, and a request that the board send out a detailed breakdown of insurance expenses for 2020, 2021, and projected 2022.

A volunteer is urgently needed to maintain records for the townhouses on insurance on boats and other recreational vehicles. Elizabeth Snyder will handle this recordkeeping and follow up for MCHA.

Buildings and Grounds: Please refer to the report emailed 1/12/22. In addition, Mike Purdy noted that the culvert in front of Building 11 will need to be replaced this year. Mike also reminded owners that Jason is an independent contractor, hired to do specific tasks. In the winter, he spends less time on campus, but does drive around every morning to check for any emergency lights in windows.

Community Water System: Please see report emailed 1/12/22. Chair Deb Karl thanked her assistants Gil Frank, Mike Purdy and Kent Molino.

Nominations:

The following owners were elected to the Board of Directors for a 3-year term: Bob Brown, Brad Koehler and Rich Lockwood. Please see attached report (emailed 1/12/22) for additional information about the election.

Any homeowners wishing to serve on the 2022 Nominations Committee this fall, please contact chair Elizabeth Muller.

Social Committee: Chair Ann Nobis reported that the annual picnic last August was a success. The committee is quiet now during the winter months.

Rental: See attached report (emailed 1/12/22). Chair Elizabeth Muller noted that all the 2021 rental committee members are continuing to serve. Rental documents will remain essentially the same as in 2021, with the exception of updating the contact people for insurance info on boats, etc., and a reiteration of the permitted size of boats per the dock sub-committee that was previously shared with the homeowners.

Legal Fees/Other

Several homeowners disagreed that increased insurance costs are attributable to the claims made against the Board and the Association and questioned the need for the \$8,800 legal budget. President Brad Koehler noted that the board has engaged Wilson Elser, through a retainer of \$3,500, to respond to an inquiry from the Wares' attorney.

The annual meeting was adjourned at 9:55 am.